

CITY OF MEDINA
PLANNING COMMISSION MEETING

June 7, 2005
7:00 p.m.

Medina City Hall
501 Evergreen Point Road

CALL TO ORDER

June 7, 2005, Planning Commission meeting called to order by Vice Chair Nelson, 7:14 p.m. The meeting was delayed in starting, as no quorum was present.

ROLL CALL

Present: Vice Chair Mark Nelson
Commissioners: Robert Brog, Holly Greenspoon,
Jim Lawrence, Debra Ricci (*arrived at 7:19 p.m.*)

Absent: Bret Jordan

Staff Present: Joseph Gellings, Director of Development Services; Randy Reed, CMC, City Clerk

MINUTES

MOTION LAWRENCE, SECOND GREENSPOON TO APPROVE MINUTES FROM MAY 3, 2005 PLANNING COMMISSION MEETING, MOTION PASSED 4-0; 7:16 PM.

DISCUSSION

Special Meeting Date for July (7:16 pm)

Gellings noted the regular July meeting was scheduled for Tuesday, July 5th, and inquired if the Commission would consider rescheduling the meeting date, in order to accommodate the city attorney's attendance during the July meeting. Nelson stated he was in favor of moving the meeting from the 5th to the 12th, and the other members present were in agreement. The July Planning Commission meeting will be held on Tuesday, July 12, 2005.

Nonconforming Envelopes (7:19 pm)

Gellings noted the Commission has held off questions as to whether the code needs a new non-conforming allowance. Gellings located two passages from codes that describe non-conforming allowance and mentioned there seems to be

some pattern to the occurrence of non-conforming structures in particular areas, such as the Heron's Addition.

Discussion followed.

The Commission agreed Gellings could bring back samples of non-conforming envelopes to a future meeting to further define helpfulness and abuse.

Site Plan Review (8:14 pm)

Gellings conveyed City Council agreed the Planning Commission could further discuss Site Plan Review trigger issues and review additional comments received on the matter, during future Planning Commission meetings. Gellings relayed Council's eagerness to finalize Site Plan Review and update the City's Code in order to benefit future new home construction. Gellings and the Commissioners reviewed the table included in the agenda packet detailing comments from a Seneca Group letter dated March 30th, a Preston Gates Ellis letter dated April 22nd and a letter from the City Attorney.

Mr. Stanley from the Seneca Group and Mr. Liegel from Preston Gates Ellis were in attendance and responded to questions and further explained concerns addressed in their letters to the City.

City Attorney Wayne Tanaka will attend the July 12, 2005 Planning Commission meeting and discussion of Site Plan Review will continue at that time.

ADJOURNMENT

MOTION BROG, SECOND LAWRENCE TO ADJOURN JUNE 7, 2005, PLANNING COMMISSION MEETING, MOTION PASSED 5-0, 9:53 PM.

June 7, 2005, Planning Commission meeting adjourned, 9:53 pm.

The next Planning Commission meeting is scheduled for Tuesday, July 12, 2005, 7:00 pm.

Minutes taken by:

Randy Reed, CMC
City Clerk